



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-144

October 5, 2021

REQUEST

Current Zoning: I-1, R-5, and R-17MF (light industrial, residential, multi-family residential)
Proposed Zoning: UR-2 CD (urban residential, conditional)

LOCATION

Approximately 1.285 acres located along E. 16th Street and Louise Avenue in the Belmont neighborhood.
(Council District 1 - Egleston)

PETITIONER

Hopper Communities

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Belmont Area Plan* (2003) with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five dwelling units per acre (DUA).

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The request for urban residential zoning and the associated density at this site matches a nearby request adjacent to St. Paul's Baptist Church (2010-009 – 17 DUA).
- The requested district's density is similar to an immediately adjacent multi-family project at Pamlico Street (R-17 MF).
- The petition's commitment to enhanced architectural features for this project assists in achieving the Plan's urban design goal of "improving the physical and visual appearance of the Belmont area."
- The petition's commitment to sidewalk and planting strip improvements along the site's frontage aid in achieving the Plan's streetscape improvement goals on 16th Street.
- The petition is in alignment with the plan's Land Use and Development Goals and Objectives in that it attempts to preserve Belmont's single-family character while

contributing to a mixed-use area plan that will enhance the quality of life.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Plan* from single family up to five DUA to residential uses up to 22 DUA for the site.

Motion/Second: Welton / Ham
Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton
Nays: None
Absent: Blumenthal
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

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